Waterway at Round Hill

Region: Jamaica **Sleeps:** 10

Overview

Welcome to Seaside Villa, a contemporary gem nestled along the shimmering shores of Round Hill, Jamaica. Renovated and refurbished in 2018, this 5-bedroom beachfront villa exudes Hollywood glamour with its crisp white interiors and modern design elements, offering guests a luxurious retreat in paradise.

As you step into the villa, you're greeted by a feature entrance over a bridge with sparkling water pools below, setting the tone for the elegance within. The central area boasts an infinity-edge pool, a dining pavilion, and covered outdoor seating areas, all overlooking breathtaking views of the Caribbean Sea and Montego Bay.

Inside, the main villa features two bedrooms, each with private gardens and en-suite bathrooms adorned with indulgent amenities such as soaking tubs and walk-in rain showers. The interior spaces seamlessly blend indoor and outdoor living, with open double doors leading to independent sitting room pavilions and a gourmet kitchen equipped with modern appliances.

Adjacent to the main villa, two additional bedrooms in the cottage offer complete privacy with private terraces and stunning sea views. Each bedroom is equipped with quiet remote control air conditioning, flat-screen HD televisions, and en-suite bathrooms featuring robes, personal safes, and blow dryers for added convenience.

Guests can relax and unwind in the various outdoor spaces, whether lounging by the pool, sipping cocktails at the ocean-edge bar and deck, or enjoying al fresco dining in the dining pavilion. A 4-seater golf cart is available for exploring the surrounding area, while full staff including a butler, cook, housekeeper, personal laundress, and gardener ensure a seamless and unforgettable stay.









Seaside Villa also offers exclusive memberships to Round Hill and The Tryall Club, providing access to a myriad of amenities, including beaches, pools, tennis courts, golf courses, water sports, spa facilities, and more. From beach parties to Manager's Cocktail Parties, there's something for guests of all ages to enjoy, making Seaside Villa the ultimate destination for a luxurious Caribbean getaway.

Facilities

<1hr to Airport • Villa • Boat Trips • Paragliding • Scuba Diving • Sailing • Canoeing/Kayaking • Watersports • Ideal for Kids • Private Pool • Golf Nearby • Air-Con • Fishing • Chef/Cook Available • Wow Factor • Ideal for Teens • Maid Service Available • Beach Nearby • Modern • Wi-Fi/Internet • Seaview • Outstanding Landscapes • Outdoor Pursuit & Activities • Hairdryer • Tourist Towns & Villages • TV • Gym/Fitness Room • Safety Deposit Box • Satellite TV • Ceiling Fans • Butler Available • Laundry Service

Interior & Grounds









The Villa

Main house
- Lounge space with sofas and TV
- Dining room with table and chairs
- Fully-equipped kitchen
- Master bedroom with king-size bed, air conditioning, ceiling fan, safe, TV, private garden, and ensuite bathroom with soaking tub, walk-in rain shower and outdoor shower
- Bedroom with king-size bed, air conditioning, ceiling fan, safe, TV, private garden, and ensuite bathroom privacy screen, vanity area and walk-in shower

Cottage
- Bedroom with king-size bed, air conditioning, ceiling fan, safe, TV, balcony and ensuite bathroom with soaking tub, walk-in shower and outdoor shower
- Bedroom with king-size bed, air conditioning, ceiling fan, safe, TV, private terrace and ensuite bathroom with walk-in shower, outdoor shower and deep tub
- Queen-size bed in loft-style pavilion with TV, Sonos, and Grand Piano

Outside Grounds
- Infinity Edge Pool
- Bar & Deck at the ocean edge with ocean access
- Dining Pavilion with table and chairs
- Covered outdoor seating areas with lounge furniture
- Sun loungers

Additional Facilities
- Wi-fi
- Full Staff: Butler, Cook, Housekeeper, Personal Laundress, Gardener
- 4-Seater Golf Cart
- Round Hill Membership
- The Tryall Club Membership
- Beaches
- Pools
- Tennis Courts
- Golf Courses

- Water Sports
- Spa Facilities
- Gym
- Kids' Club
- Beach Parties
- Manager's Cocktail Parties
- Weekly Events
- Great House with Games Room
- Shops and Boutiques
- Restaurants and Bars

Location & Local Information

Situated majestically along the sun-kissed shores of Round Hill, Jamaica, Seaside Villa boasts a prime location that offers a perfect blend of tranquillity and adventure. Nestled amidst the lush tropical landscape, this beachfront retreat provides guests with a serene escape from the hustle and bustle of everyday life.

One of the most enticing features of Seaside Villa's location is its proximity to a plethora of attractions and amenities that cater to every taste and preference. Just a stone's throw away from the villa, guests can indulge in the crystal-clear waters of the Caribbean Sea, where they can snorkel, kayak, or simply bask in the warm Jamaican sun on pristine beaches.

For those seeking a taste of Jamaican culture and history, nearby Montego Bay beckons with its vibrant markets, lively music scene, and historical sites such as the Rose Hall Great House. Guests can immerse themselves in the rhythmic beats of reggae music, explore local craft markets brimming with handmade treasures, or delve into the island's rich heritage through guided tours and cultural experiences.

Adventure enthusiasts will find no shortage of thrilling activities to partake in, from zip-lining through the lush rainforest canopy to embarking on exhilarating waterfall excursions at Dunn's River Falls. The rugged terrain of Jamaica's interior offers endless opportunities for hiking, horseback riding, and off-road adventures, allowing guests to discover the island's breathtaking natural beauty up close.

For those craving a taste of luxury and indulgence, Seaside Villa's location grants access to exclusive amenities at Round Hill and The Tryall Club. From world-class golf courses and tennis courts to rejuvenating spa treatments and gourmet dining experiences, guests can pamper themselves in style while soaking in the laid-back island vibes.









Whether you're seeking relaxation, adventure, or a little bit of both, Seaside Villa's idyllic location sets the stage for an unforgettable Caribbean getaway filled with endless possibilities and cherished memories.

Local Amenities

Nearest Airport	**Sangster International Airport (17.6km)**
Nearest Bar/Pub	**Pineapple Beach (3.8km)**
Nearest Beach	**Orchard Beach (3.3km)**
Nearest Golf	**Tryall Club (6.4km)**
Nearest Restaurant	**Lobster Trapp (2km)**
Nearest Town/City	**Montego Bay (14km)**
Sightseeing	**Dolphin Cove Montego Bay (16km)**

What we love

- We loved the spacious and luxurious interior of Seaside Villa
- The separate cottage is a wonderful addition for guests who are travelling with parents/grandparents, friends or older teens
- The villa has a private pool - need we say more!?

What you should know...

- Kids should be supervised around the pool area at all times for safety reasons
- The villa is fully-staffed for the ultimate luxury holiday experience
- Guests of Seaside villa can enjoy all the amenities of Round Hill. Please note that some amenities may be subject to an additional fee
- Please note air conditioning is only available in the bedrooms

Terms & Conditions

- **Arrival time:** Check-In: 3:00pm.

- **Departure time:** Check-Out: 11:00am.

- **Energy costs included?:** Yes, included in rental price.

- **Linen & towels included?:** Bed linen, bath and pool towels are included in the rental price.

- **Pets welcome?:** Not allowed.

- **Other Ts and Cs:** Christmas and New Year's balances are due 125 days prior to travel. Thanksgiving is 95 days, and the rest of the year is currently 65 days.

- **Changeover day:** Flexible.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** Not permitted.

- **Other 2:** Round Hill membership is included but Tryall Club membership will come at an additional cost.

- **Minimum stay:** 5 and 7 nights minimum stays.

- **Internet access?:** Yes, Wi-Fi internet access included in the rental price.

- **Damage Waiver:** Bookings to this property will incur a non-refundable 'Damage Waiver' of $299, to be paid by the guest. This waiver provides coverage for up to $3,000 in accidental damages that may occur during a guest's stay.